



MEMORANDUM

TO: Planning Commission
FROM: Stacy Clauson, Contract Planner
DATE: August 7, 2012
RE: UGB Expansion/Comprehensive Plan Amendments Adoption

ISSUE STATEMENT

The Planning Commission and City Council are both holding separate hearings to consider proposed amendments to the City's Comprehensive Plan, Zoning Code, and expansion of the City's Urban Growth Boundary. The details of this proposal are further described in the staff report and accompanying exhibits.

Public Hearings Schedule Change

As a result of a request from members of the public, the Planning Commission record is required to be left open a minimum of 7 days after the public hearing. The Planning Commission will need to make a determination on when and how to conclude the Planning Commission's hearing process, as described in the accompanying staff report.

Due to this schedule change, the City Council will need to reschedule their hearing, which was originally planned to commence on August 16th. The City Council has rescheduled their hearing for **6:30 pm on September 6th, 2012, at the Junction City Hall** at 680 Greenwood Street, Junction City, OR 97448.

BACKGROUND

In July 2008 the City received grant funds from Department of Land Conservation and Development to fund a customized periodic review project to update the City's Comprehensive Plan. The project was scheduled to be completed in 2 phases.

Phase I was completed on February 17, 2010, with DLCD acknowledgement of the Comprehensive Plan amendments which included the following tasks:

1. Economic Opportunities Analysis (EOA). Identification of likely industrial and other economic development opportunities and corresponding employment land needs over the planning period of the next 20 years. (Note: This document was partially approved, with the commercial lands evaluation to be completed in Phase II).

2. Urbanization Study. Evaluation of the existing UGB for its capacity to provide land for needed housing and employment for the next 20 years, add capacity through reasonable measures, and complete a UGB need and locational analysis. (Note: This document was partially approved, with the residential and commercial lands evaluation to be completed in Phase II).
3. Adopted Comprehensive Plan and Zoning Ordinance Amendments. Comprehensive Plan and Zoning Ordinance amendments to implement the EOA and urbanization study, supported by findings showing criteria compliance.

Phase II has been underway since June, 2010. Phase II includes the remaining components of the Customized Periodic Review Work Program that has been approved by DLCD, as follows:

1. Completion of Economic Opportunities Analysis to address commercial lands.
2. Local Wetlands Inventory. Preparation of a functional assessment of wetlands and riparian areas within the UGB and wetlands and riparian areas outside the UGB likely to be included in a study area for UGB and UR designation. Designate significant wetlands as required by statewide land-use planning Goal 5 and other rules.
3. Residential Buildable Lands Inventory and Land Need Analysis. Evaluation of the existing residential land supply within the Junction City Urban Growth Boundary to determine if it is adequate to meet the future 20-year need.
4. Completion of the Urbanization Study to include the residential and commercial land need.
5. Adopted Comprehensive Plan and Zoning Ordinance Amendments needed to complete these items.

The enclosed Staff Report contains a detailed description of the proposal and detailed analysis of the proposal's consistency with applicable criteria. The Findings and Justification Report (Exhibit A) contains a substantial amount of information. The majority of the document provides information addressing the applicable criteria. This memo is provided to summarize the following key points:

1. **Materials.** The Staff Report provides an overview of the proposal and consistency with the applicable criteria. Exhibit A contains the Findings and Justification Report, together with the proposed amendments, which are included as Attachments to the Report. Exhibit B-E contains the written public testimony that has been received on the matter so far.
2. **Procedures.** The public hearing will follow the city's land use hearing rules of procedure for a Legislative Decision. The Planning Commission and City Council are each required to hold separate hearings on this matter. As noted above, the Planning Commission will be required to leave the record open for an additional 7 days. Due to this change in the Planning Commission's schedule, the City Council will need to reschedule its public hearing to a date and time certain, at which time it will receive the Planning Commission's recommendation on the proposal, together with any additional comments on the recommendation.
3. **Consistency with Criteria.** Based on the findings in the Staff Report and Exhibit A, Findings and Justification Report, together with the proposed Comprehensive Plan and Zoning Ordinance amendments, all applicable criteria are satisfied for the proposed amendments to the City's Comprehensive Plan, Zoning Code, and expansion of the City's Urban Growth Boundary.

RELATED CITY POLICIES

JCMC Chapters 17.145 and 17.150 regarding Comprehensive Plan and zoning amendments, and the process governing such Type IV amendments.

PLANNING COMMISSION OPTIONS on REQUESTED ACTION

1. Determine a date and time for closing of the written record on the proposed amendments. The written record shall remain open through, at minimum, August 23rd. If the Planning Commission chooses this option, then the Planning Commission shall also determine a date and time for the Planning Commission to reconvene, deliberate, and provide their recommendation to the City Council on the proposed amendments.

OR

2. If the Commission desires more information, the Commission may move to continue the hearing to a date certain. If the Commission chooses this option, the hearing shall be continued to a date, time, and place at least seven days from the date of the initial evidentiary hearing.

PLANNING COMMISSION SUGGESTED MOTION

1. I make a motion to close the public hearing for File CPA-12-01 and leave the written record open until _____ (time), _____ (day of the week), _____ (month), _____ (date), 2012.

OR

2. I make a motion to continue the public hearing for File CPA-12-01 until _____ (time), _____ (day of the week), _____ (month), _____ (date), 2012, to be held at _____ (location).

ATTACHMENTS

- A. Staff Report and Accompanying Exhibits